

Realtors Guide to
Septic Inspections
in Southern Colorado



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SEPTIC REMEDY – Download PDF

To get an electronic copy in PDF format of this document, simply go to our website at septicremedyllc.com and download the PDF version.

Please feel free to share this PDF with other realtors who may be in need of Septic Remedy's services.

We are the one stop shop for realtors requiring septic inspections and other septic services in Southern Colorado and will usually get septic inspections done within 72 hours of the inspection being booked with us.

We are the first septic company to offer online booking for septic inspections to make your job as a realtor more manageable.



BBB Rating: A+
As of 01/11/2025
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THE PURPOSE OF SEPTIC INSPECTIONS

WHY MOST COLORADO COUNTIES REQUIRE INSPECTIONS

Most Colorado counties now require septic inspections during the property sale process. Property sales offer a window of opportunity for the counties to check the functionality of the current septic system. By ensuring septic systems are functioning properly via septic inspections, the following is accomplished:

1. Protects property value
 - a. An unusable septic system or one in disrepair will lower your property value, and potentially can pose a costly legal liability. A septic inspection during the transfer of title process protects both the buyer & seller (including the buyer & seller real estate agents). By having the septic system certified as operating property, the buyer and seller can both have peace of mind that no exorbitant expenses will be incurred to fix any septic issues.

2. Keeps you and your neighbors healthy
 - a. Household wastewater contains disease causing bacteria and viruses and high levels of nitrogen and phosphorus. If a septic system is well-maintained and working properly, it will remove most of these pollutants. Insufficiently treated sewage from septic systems can cause groundwater contamination, which can spread disease in humans and animals. Improperly treated sewage poses the risk of contaminating nearby surface waters, and potentially cause various infectious diseases in swimmers, from eye and ear infections to acute gastrointestinal illness and hepatitis.

3. Protects the environment
 - a. More than four billion gallons of wastewater are dispersed below the ground's surface every day. Ground water contaminated by poorly or untreated household wastewater poses dangers to drinking water and to the environment. Malfunctioning septic systems release bacteria, viruses, and chemicals toxic to local waterways. When these pollutants are released into the ground, they eventually enter streams, rivers, lakes, and more, harming local ecosystems by killing native plants, fish, and shellfish.

THE PROCESS FOR SEPTIC INSPECTIONS IN COLORADO

All septic inspectors must either (a) take the NAWT (National Association of Wastewater Treatment) inspectors class and pass the examination or (b) take the Colorado state exam, or (c) for El Paso county only - take and pass the El Paso county exam (similar to the state exam – covers all of the septic regulations).

Once one of the three options above are satisfied, the septic professional can then apply in each individual county for a license to perform septic inspections. The septic inspector must apply for a license in each county and pay the annual license fee.

Note: Some counties, such as Douglas and Elbert county call the septic inspection process – property sale transfer – a “use permit”. The “use permit” is generally good for 6-12 months depending on the county and allows for the listing of the property. To get a “use permit” a septic inspection must be completed and submitted to the county.

Important: When locating an inspector for a septic inspection, always check with an inspector first to confirm they are licensed in the specific county the property is located in.

Each county provides a list of licensed inspectors on their website if you need to confirm the inspectors qualifications.

The links to access septic services for each county are below:

<https://www.tellercounty.gov/Septic-Services>

<https://www.parkcountycogov/879/Transfer-of-Title>

<https://www.elpasocountyhealth.org/licenses-permits-inspections-water-testing/onsite-wastewater-treatment-systems/>

<https://www.douglas.co.us/health-department/septic-systems/>



Anu Fergoda

3 reviews • 0 photos



★★★★★ 45 weeks ago

Michael is absolutely wonderful to work with. He is timely, professional, unflappable, knowledgeable and personable. He did a great job identifying the issue and correcting the problem. He explained things clearly. I would highly recommend him and his crew.

SEPTIC INSPECTIONS – TYPES OF SEPTIC SYSTEMS

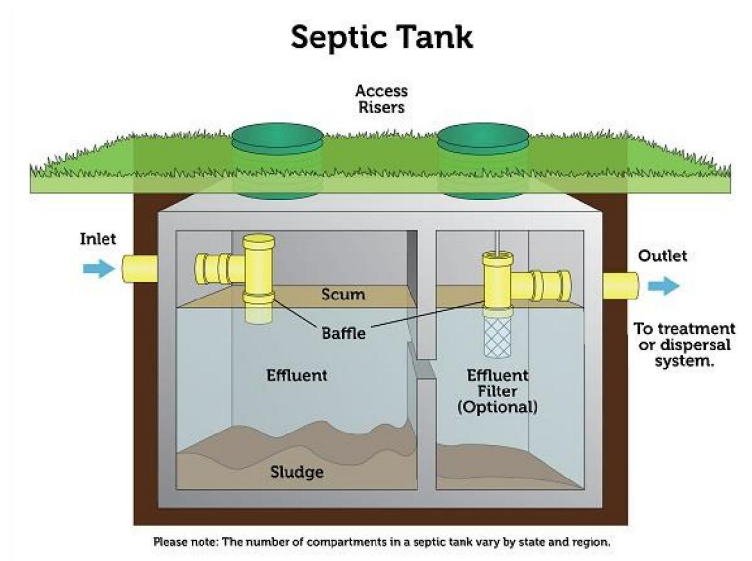
Each county has their own specific process for septic inspections. The inspector uses the specific inspection form required in the specific county for each inspection. In addition, the inspection depends upon the type of septic system installed on the property. Here is an overview of the various types of septic systems that might be installed:

Overview of Types of Septic Systems

(from EPA Website)

Septic Tank

A septic tank is a buried, watertight tank designated and constructed to receive and partially treat raw domestic sanitary wastewater. Heavy solids settle to the bottom of the tank while greases and lighter solids float to the top. The solids stay in the tank while the wastewater is discharged to the drainfield for further treatment and dispersal.



Conventional System

A conventional decentralized wastewater treatment system consists of a septic tank and a trench or bed subsurface wastewater infiltration system, known as a drainfield. A conventional septic system is typically installed at a single-family home or small business.

The gravel/stone drainfield is a design that has existed for decades. The effluent is piped from the septic tank to a shallow underground trench of stone or gravel. A geofabric or similar material is then placed on top of the trench so sand, dirt, and other contaminants do not enter the clean stone.

Effluent filters through the stone and is then further treated by microbes once it reaches the soil below the gravel/stone trench.

Gravel/stone systems are relatively large in overall footprint and may not be suitable for all residential sites or conditions.

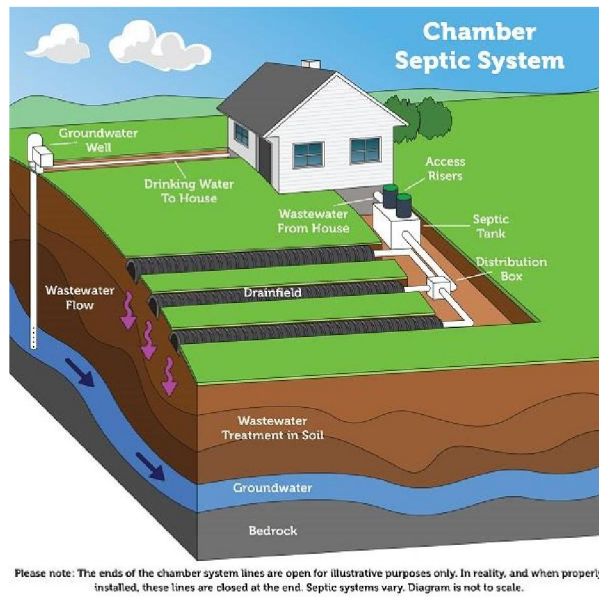


Chamber System

Gravelless drainfields have been widely used for over 30 years in many states and have become a conventional technology replacing gravel systems. They take many forms, including open-bottom chambers, fabric-wrapped pipe, and synthetic materials such as expanded polystyrene media. The gravelless systems can be manufactured with recycled materials and offer a significant savings in carbon footprint.

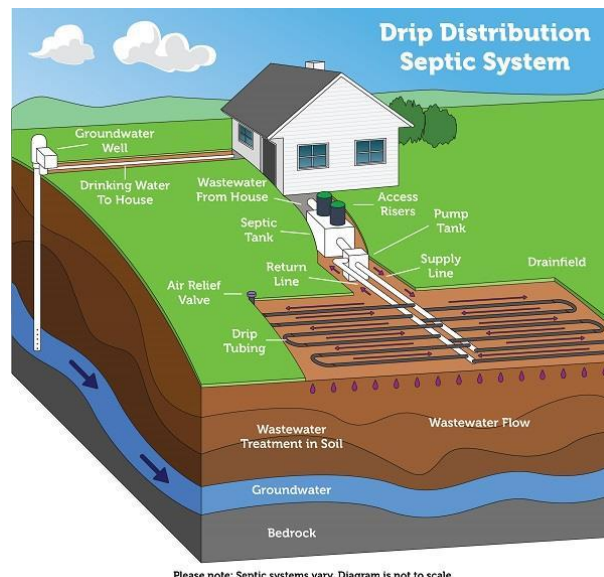
An example of a gravelless system is the chamber system. The chamber system serves as an alternative design to the gravel/stone system. The primary advantage of the chamber system is increased ease of delivery and construction. They are also well suited to areas with high groundwater tables, where the volume of influent to the septic system is variable (e.g., at a vacation home or seasonal inn), in an area where gravel is scarce, or in areas where other technologies such as plastic chambers are readily available.

This type of system consists of a series of connected chambers. The area around and above the chambers is filled with soil. Pipes carry wastewater from the septic tank to the chambers. Inside the chambers, the wastewater comes into contact with the soil and/or sand media for additional filtration. Microbes on or near the soil treat the effluent.



Drip Distribution System

The drip distribution system is a type of effluent dispersal that can be used in many types of drainfields. The main advantage of the drip distribution system is that no large mound of soil is needed as the drip laterals are inserted into the top 6 to 12 inches of soil. The disadvantage of the drip distribution system is that it requires a large dose tank after the septic tank to accommodate the timed dose delivery of wastewater to the drip absorption area. Additional

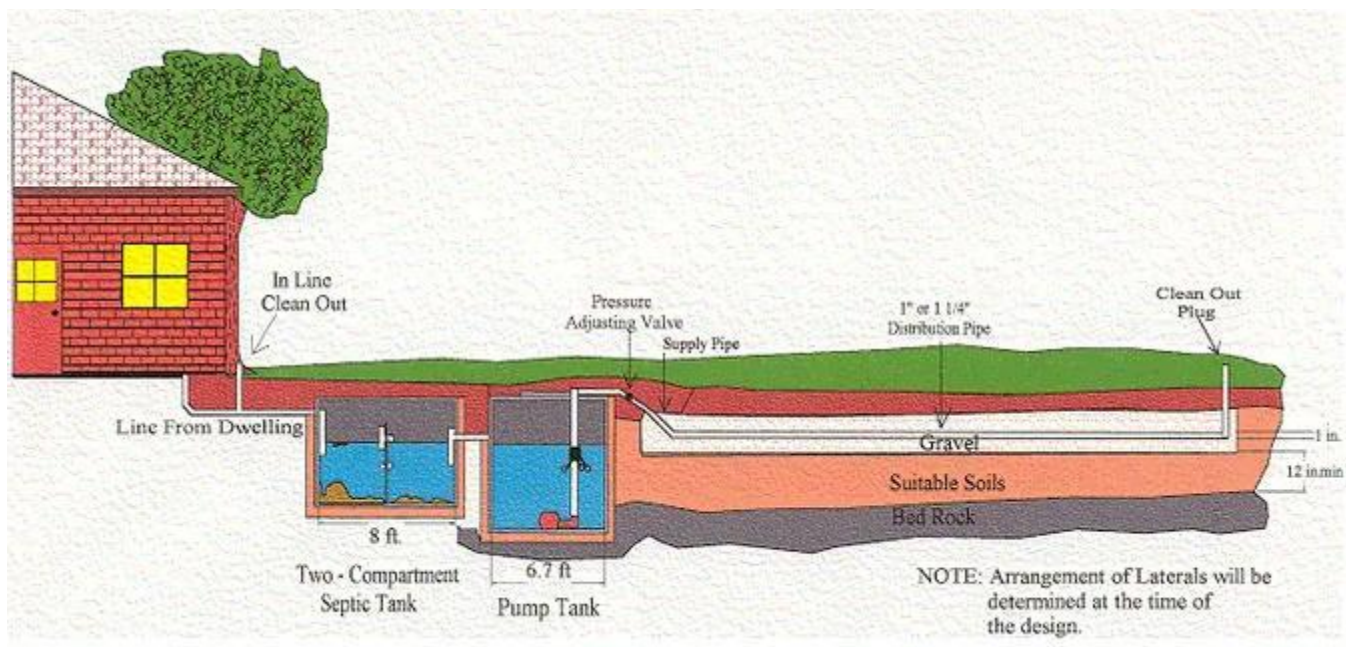


components, such as electrical power, are necessary for this system, requiring an added expense and increased maintenance.

Pressure Dosing System (most new septic systems installed recently in Southern Colorado are pressure dosing)

A pressure dosing septic system uses a pump to force wastewater into a manifold and then “doses” the length of the leachfield with wastewater. This ensures the wastewater is fully dispersed across the entirety of the leachfield. The system is used to treat wastewater and dispose of it in the soil. Pressure dosing also allows for the leachfield to be above the pump tank – meaning the wastewater can be pumped uphill.

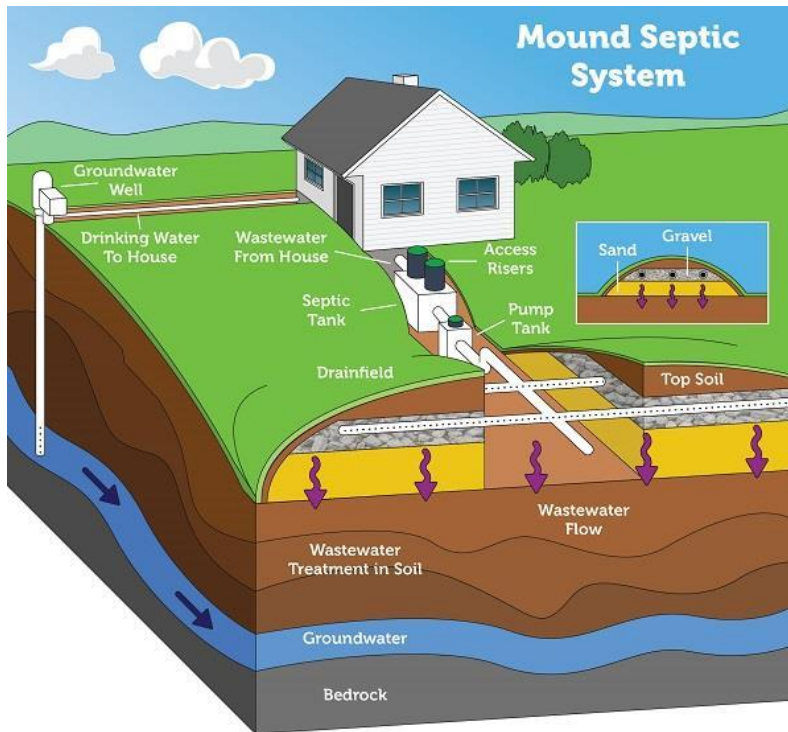
How it works: 1. A pump tank houses a pump that moves wastewater to the manifold/leachfield, 2. A control panel controls the pump to release wastewater at specific intervals 3. The wastewater is pressurized and delivered to the leachfield 4. The manifold delivers the wastewater to the drain field lateral sections



Mound Systems

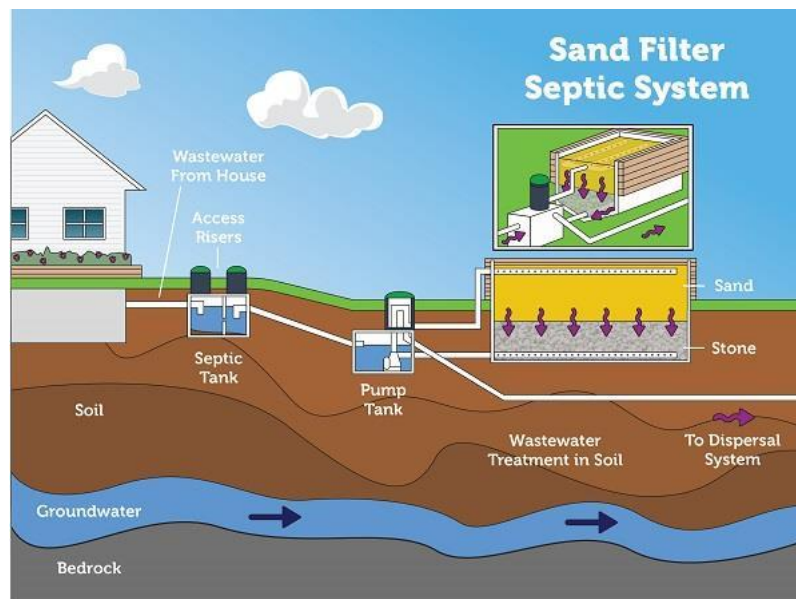
Mound systems are an option in areas of shallow soil depth, high groundwater, or shallow bedrock. The constructed sand mound contains a drainfield trench. Effluent from the septic tank flows to a pump chamber where it is pumped to the mound in prescribed doses. Treatment of the effluent occurs as it discharges to the trench and filters through the sand, and then disperses into the native soil.

While mound systems can be a good solution for certain soil conditions, they require a substantial amount of space and periodic maintenance.



Recirculating Sand Filter System

Sand filter systems can be constructed above or below ground. Effluent flows from the septic tank to a pump chamber. It is then pumped to the sand filter. The sand filter is often PVC-lined or a concrete box filled with a sand material. Effluent is pumped under low pressure



through the pipes at the top of the filter. The effluent leaves the pipes and is treated as it filters through the sand. The treated wastewater is then discharged to the drainfield.

Sand filters provide a high level of treatment for nutrients and are good for sites with high water tables or that are close to water bodies, but they are more expensive than a conventional septic system.

SEPTIC REMEDY A FEW OF OUR 5 STAR REVIEWS



Megan DeSmidt

2 reviews • 1 photo



★★★★★ 16 weeks ago

Fantastic service, communication and value. Michael and his team are honest, competent and efficient. Highly recommended!



Virginia O'Keeffe

2 reviews • 0 photos



★★★★★ 11 weeks ago

These gentlemen saved my life. I was without plumbing for over two weeks. 5 other companies assessed the situation and were of no help; and actually recommended I move until spring.
My hero Nathan had the system jetted and operational and went way beyond what I expected in service. He was courteous, very knowledgeable and handled a really disgusting job with humor. I truly appreciate the service and highly recommend them!! The pricing was also very reasonable. Thanks, thanks, thanks!!



brittany rutherford

11 reviews • 0 photos



★★★★★ 35 weeks ago

AMAZING service!! I had affordable roter come out and overcharge for a septic scope, misdiagnose the problem, and want to charge me \$5,800 to fix it. Michael came out right away and told me what was wrong, explained and showed me everything they had to do before and after digging up my driveway. Affordable roter wanted to charge me MORE than DOUBLE what septic remedy charged me. I would not go anywhere else for anything septic related. Extremely happy with the customer service! Juan was also very helpful and friendly. Thank you!!!!

SEPTIC INSPECTIONS – HOW IT WORKS

General Overview of the Septic Inspection Process

Based on the individual county requirements and the type of septic system installed, the inspector will visually check and also perform a series of tests to confirm the septic system is operating properly. The general process for each type of septic system is as follows:

Conventional – Gravity Fed Septic System (most common type of septic system)

- Find septic tank and remove lids
- Identify type of tank (concrete, poly or metal) – if metal tank then it must be replaced – metal tanks not allowed in Colorado, number of septic tank compartments and tank size
- Find leachfield (via visible signs such as observation ports, green stripes in grass, etc)
- Examine septic lids and risers for good integrity – also confirm lids are at grade so water runoff cannot enter the tank
- Inspect septic tank for any signs of degradation, such as cracks or concrete breaking up in tank, roots infiltrating the tank or erosion
- Inspect inlet pipe and outlet pipe for any signs of degradation – also confirm both pipes are still level (not angled or skewed from tank caused by pipe settling)
- Inspect the inlet and outlet baffles for any signs of degradation – sometimes the outlet baffle gets so degraded it actually falls into the tank and must be replaced (must have both an inlet baffle and an outlet baffle in good condition to pass inspection)
- Check for effluent filter on outlet baffle (helps protect the leachfield)
- Look for signs of damage or settling between home and septic tank
- Look for signs of damage or settling between septic tank and leachfield
- Run a “flow test” – add a minimum of 100 gallons to the septic tank from either a hose faucet or running water in the home – watch outlet pipe to make sure water is flowing into outlet pipe and to the leachfield. If the leachfield is NOT absorbing water properly or the pipe to the leachfield is damaged, there will be “backflow”, ie the water starts pushing back into the outlet tank. This generally indicates the leachfield is failing or the pipe has an issue.
- Probe the leachfield to check for excessive moisture, odors, seepage, lush vegetation, compaction or surfacing wastewater. If there are observation ports then check each one to look for standing water in the leachfield. Any of these signs can indicate the leachfield is either starting to fail or is failing.
- If there is a distribution box which is accessible, check the distribution box to confirm it is operating properly
- Check for improper discharges such as greywater discharge
- Take pictures of all components of the septic system
- Make diagram of septic system layout

- Pump tank if required or necessary (only Park county requires the tank be pumped at the time of a septic inspection)
- Confirm # of bedrooms, # of bathrooms, # of people occupying the home (or if vacant, for how long) and if there as ever been a backup due to prior septic issues

Pressure Dosing Septic System

All of the steps above listed for conventional, plus the following:

- Inspect pump tank for any signs of degradation, such as cracks or concrete breaking up in tank, roots infiltrating the tank or erosion
- Inspect inlet pipe and outlet pipe for any issues with the pipes
- Confirm pump is on a block at the bottom of the tank (pump should never been installed directly on the bottom of the pump tank)
- Confirm float tree is properly secured
- Confirm electrical is installed external to the septic tank in a waterproof box
- Confirm control panel wiring is functional and in good condition
- Inspect the inlet and outlet baffles for any signs of degradation
- Confirm alarm float is operational
- Confirm pump floats are operational – turning on pump and then turning pump off again
- Confirm flush valves are in place and sealed properly

Drip Septic System

Drip systems also contain a pump system. Go through all steps for both conventional and pressure dosing.

Mound Septic System

A mound system is simply a raised leachfield due to some type of limiting layer in the soil – bedrock, clay, etc. Inspect either as a conventional or pressure dosing depending on if a pump was installed or not.

Recirculating Sand Filter System

These systems are considered “Tier 3” and must be inspected by an inspector trained in Tier 3 septic systems.

COUNTY INSPECTION SPECIFIC REQUIREMENTS – BY COUNTY

All counties require the inspection items listed above – below are additional specific requirements by county

County Requirement	El Paso	Park	Douglas	Teller*
Tank lids must be at grade (not buried)	X	X	X	
Effluent filter (or filter component) in outlet baffle required		X		
Inspection reports filed online	X	X		
Tank pumped at time of inspection		X		
Pictures of septic components required as part of the inspection report	X		X	

*Teller does not require septic inspections as part of the transfer of title process

SEPTIC REMEDY TEAM

Michael Slayton

NAWT Certified Inspections,
NAWT Certified O&M I & II,
NAWT Certified
Installations/Repairs



Nathan Neitsch

NAWT Certified Inspections

WHY SEPTIC REMEDY IS THE #1 CHOICE FOR REALTORS

We are locally owned septic company providing septic inspections, O&M maintenance, septic repair, septic installations, septic tank locating, septic pipe jetting, septic pump repairs and low cost remediation for failing leach fields.

Realtors #1 Choice

We are the only septic company offering realtors online booking for septic inspections and are focused on completing inspections within three days of booking online in El Paso, Teller, Park & Douglas county (barring weather or property related delays). We have two NAWT certified septic inspectors and realtors are given top priority!

Book Septic Inspections Online - Get a \$25 Starbucks Gift Card

To book a septic inspection online, please go to septicremedyllc.com and click on the "Book Online" icon on the home page. Realtors who book online will receive a \$25 Starbucks gift card once Septic Remedy completes and is paid for the septic inspection.

[Karsten Musaeus - Owner, The Karsten Team has this to say about Septic Remedy: "Septic Remedy is a realtor's best bet for septic inspections and septic services. I trust these guys to get the job done! I highly recommend Septic Remedy".](#)

Our team consists of NAWT Colorado certified septic system inspectors and certified septic system installers.



[Your Trusted Local Septic Company](#)

Over 25,000 septic systems are utilized in our local area for commercial and residential waste management. That means septic companies have a major responsibility to the communities in this area to take pride in the septic services they provide. It's important to find a company that cares about its customers. Septic Remedy is BBB A+ rated, Google Guaranteed and Google Five Star rated. We want all of our customers to be 100% satisfied with the services we provide for their septic system.

[Professional Services](#)

While some companies just do the job, Septic Remedy focuses on a better way to do business. We strive to help our customers in whatever way possible and build strong relationships with them. We also focus on educating our customers on septic systems in order to save them from potentially \$1,000's in septic repair bills in the future.

[Septic Tank Inspection](#)

Our thorough septic tank inspection follows NAWT requirements and specific county requirements, including:

Checking for any indicators of upcoming or prior failure

Running an operations test to confirm the leachfield is leaching properly

Full inspection of septic tank, including inlet baffle, outlet baffle and tank integrity

Confirming septic pump is operational (if applicable)

Probing leachfield to look for any signs of failure, including seepage visible, lush vegetation present and ponding of wastewater

[Septic Repair](#)

If you need septic system repair, it's important for you to have a trusted local septic company you can call. Septic Remedy is available six days per week to answer your call if you have ponding water, backups, or any other septic issues that need immediate attention. Our certified septic experts will get there as soon as possible and resolve the issue before it becomes a larger problem.

[Septic Installations](#)

We specialize in septic installations that are designed for the Colorado environment. Septic Remedy is available to walk you through the complete septic installation process. We are NAWT certified for septic installations.